

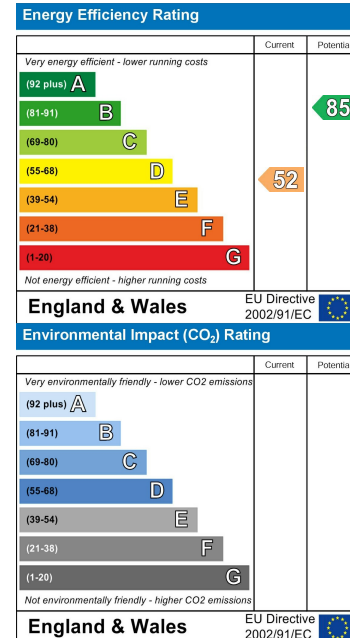
Floor Plan



Area Map



Energy Efficiency Graph



43 Duke Avenue, Maltby, Rotherham, S66 7JL

Price £75,000

A two bedroom mid-terraced house. offered for sale with no upward chain, which may be of interest to investors and first-time buyers alike. The property offers both gas central heating from a combi boiler and uPVC double glazing and is within walking distance of local shops. The accommodation briefly comprises: Entrance Porch, Lounge, Dining Room, fitted Kitchen, two Bedrooms and Bathroom

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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ENTRANCE PORCH

With composite front door and inner timber door

LOUNGE 12'11" x 10'0" (3.96 x 3.07)

With radiator and uPVC window

DINING ROOM 12'11" x 11'10" (3.96 x 3.63)

With radiator and uPVC window and stairs rising to the first floor

KITCHEN 7'9" x 13'4" (2.37 x 4.08)

With gloss finish base and wall units and inset 'Carron' ceramic sink, induction electric hob and extractor hood with microwave and electric oven to one side. Space and plumbing for washing machine, radiator, tiled flooring and side facing uPVC window and uPVC door.

FIRST FLOOR LANDING**FRONT BEDROOM ONE 12'11" x 10'0" (3.96 x 3.05)**

With radiator, uPVC window and period fireplace

REAR BEDROOM 9'11" x 11'11" (3.04 x 3.65)

With radiator, uPVC window and period fireplace

BATHROOM 7'10" x 8'10" (2.41 x 2.71)

Comprising a panelled bath with shower attachment, pedestal wash hand basin and W.C. 'Alpha' gas combi boiler and radiator. uPVC opaque glazed window.

OUTSIDE

Concreted rear yard

MATERIAL INFORMATION

Council Tax Band: A

Tenure : Freehold

Property Type Mid terraced house

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

[https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

[consumers/advice/ofcom-checker](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

Parking type On-street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. [https://check-for-flooding.service.gov.uk/find-](https://check-for-flooding.service.gov.uk/find-location)

[location](https://check-for-flooding.service.gov.uk/find-location)

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor